

10/15/24
6:30pm
Ranch House

POA Special Meeting

POA Board Members present:

Trey Tagert-President

John Hodges-VP

Erin Cargile

Haley Arteaga-Secretary

Bryan Gaddis

Larue Hand

Melissa Taggart-Treasurer

Keith Thompson-POA Board Lawyer

Next POA Meeting 11/7/24 at 6:30pm at the Ranch House

5:45pm POA Meeting with City Council

We need 20% quorum votes. 1 vote per lot.

Budgeted expenses 196k, incurred 171k with AC 21k over budgeted expense

Budgeted revenue projection 268k

Ballot Items Discussion

1. **Vote for Special Assessment**-\$60 to pay for the price of the new Ranch House air conditioning, ~\$45k for AC, new plan to be put in place for saving up for the next 15 years for the next time we have to purchase AC

2. **Vote to include Ransom Ranch into POA-**

Our deed restrictions don't include them at this date

Developer has met with RC city without POA Board present referencing Ransom Ranch's abilities to utilize amenities (pool, Ranch House, lake). RR imposed deed restrictions (size, aesthetic, setback) on their land, our bylaws require for members have to vote to include them, we privately own access to the lake,

Pros: as of now, there is 1 owner, once properties start being sold, it'll be more complicated, we can shape how we want this to be

We can collect fees, transfer fees, impose restrictions

These people have been sold on the idea that they have access to amenities, they could potentially be damaging them, not paying for them, difficulty keeping RR out of our amenities

7 more days for absentee ballots.

John made a motion for 7 more days of voting.

Melissa seconded motion.

Board agreed to allow for 7 more days for voting.

Place votes in POA Mailbox.